DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Greg Diener

LOCATION OF PROPOSAL: 5656 Lake Washington Blvd SE, 5662 Lake Washington Blvd SE, 11450 SE 60th St

DESCRIPTION OF PROPOSAL: Threshold determination for a Preliminary Conservation Short Plat to subdivide 3 existing parcels (2.4-acres total) into seven (7) single-family residential lots ranging in size from 5,105 SF to 7,370 SF.

FILE NUMBERS: 18-129381-LN, 19-107121-LO **PLANNER:** Peter Rosen

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **10/1/2020**

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

Heidi Bedwell, Planning Manager
Environmental Coordinator

9/17/2020
Date

OTHERS TO RECEIVE THIS DOCUMENT:
☒ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☒ Attorney General ecyolyef@atg.wa.gov
☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Pang Short Plat
Proposal Address:	5656 Lake Washington Blvd SE, 5662 Lake Washington Blvd SE, 11450 SE 60th St
Proposal Description:	Application for Preliminary Conservation Short Plat approval to subdivide 3 existing parcels (2.4-acres total) zoned R-5 into seven (7) single-family residential lots ranging in size from 5,105 SF to 7,370 SF. The proposal includes a Critical Areas Tract and Stormwater Detention Tract. A Critical Areas Land Use permit approval is required because the proposal would impact a steep slope critical area along the site frontage on Lake Washington Blvd SE and proposes to reduce the Lakehurst Creek stream buffer.
File Number:	18-129381-LN, 19-107121-LO
Applicant:	Greg Diener, Pacific Engineering Design LLC
Decisions Included:	Preliminary Short Plat (Process II), Critical Areas Land Use Permit (Process II)
Planner:	Peter Rosen, Senior Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance** *Heidi Bedwell, Planning Manager* Elizabeth Stead, Environmental Coordinator Development Services Department
Director's Decision:	**Approval with Conditions** Michael A. Brennan, Director Development Services Department *Heidi Bedwell, Planning Manager* Elizabeth Stead, Land Use Director

Application Date:	March 4, 2019
Notice of Application Publication Date:	March 28, 2019
Decision Publication Date:	September 17, 2020
Project Appeal Deadline:	October 1, 2020

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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2. Geotechnical Engineering Report – Robinson Noble, June 2015 – In File
3. Geologic Hazard and Geotechnical Engineering Report – Associated Earth Sciences, February 14, 2019 – In File
4. Critical Areas Report – Re-Align Environmental, January 2020, revised May 2020 – In File
5. SEPA Environmental Checklist – In File

I. DESCRIPTION OF PROPOSAL

Application for Preliminary Conservation Short Plat approval to subdivide 3 existing parcels (2.4-acres total) zoned R-5 into seven (7) single-family residential lots ranging in size from 5,105 SF to 7,370 SF. The proposal includes a Critical Areas Tract (Tract B - 50,054 SF) and Stormwater Detention Tract (Tract A – 9,643 SF).

The Critical Areas Tract (Tract B - 50,054 SF) contains Lakehurst Creek, the stream buffer (reduced to 65-feet from top-of-bank), and the steep slope critical area and steep slope buffer (50-feet from top-of-slope) on the eastern portion of the site. The proposal would dedicate 12-feet for right-of-way improvements on Lake Washington Blvd SE.

A 30-foot wide private access/utility easement is proposed off Lake Washington Blvd SE to access the proposed lots. The access easement includes two 12-foot wide travel lanes, curb/gutter and a 5-foot wide sidewalk along the south edge of the road access. Lots 2 and 3 would be accessed off a 20.5 foot side access/utility easement coming off the main access drive and Lots 4 and 5 would be accessed from a 20-foot wide shared driveway easement. All utilities (water, sewer, storm) would be located within the access easement. See Figure 1 below.

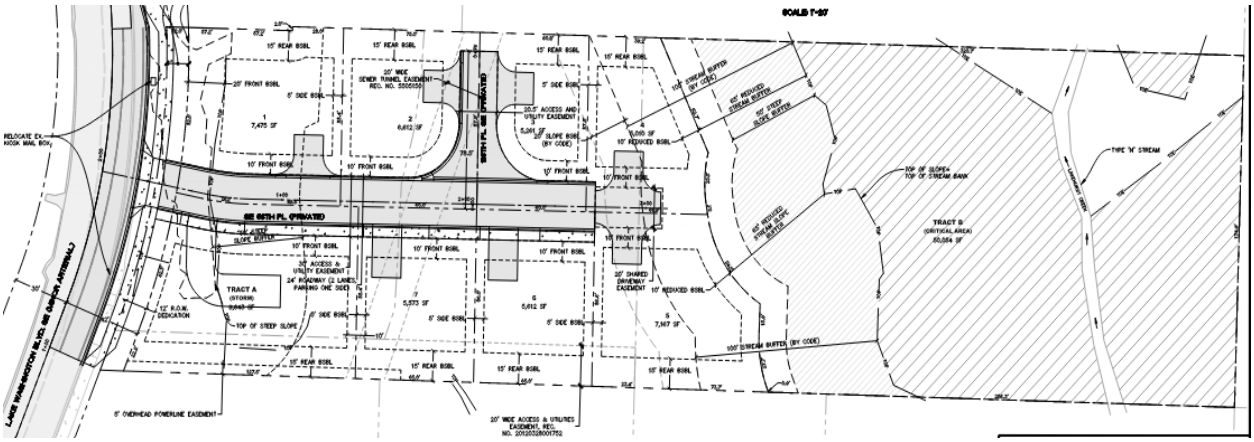
A Conservation Short Plat is required (LUC 20.45B.055) because the site includes a Type-'F' fish-bearing stream (Lakehurst Creek) and over an acre of steep slope critical area and buffer on the east portion of the site.

Lakehurst Creek bisects the east portion of the site with steep slopes on both the east and west streambanks. No development is proposed on the east side of the stream. The proposal is to reduce the stream buffer on the west side of Lakehurst Creek from 100-feet to 65-feet and to reduce the structure setback from 20-feet to 10-feet. The stream buffer is measured from the "top-of-bank," and the western top-of-bank coincides with the "top-of-slope" of the steep slope area. The stream top-of-bank is approximately 85 feet upslope of the creek. Therefore, the proposed short plat development and improvements would be approximately 150 feet from the edge of the creek.

The proposal includes planting enhancement (10,500 SF area) of the entire reduced stream buffer (and steep slope buffer) located along the east edge of the development area, to mitigate for the reduction of the stream buffer. The objectives of the proposed enhancement are to enhance native plant species diversity, increase structural habitat complexity, and to discourage access and use of the stream buffer area.

The proposal would impact and eliminate a steep slope critical area (approximately 2,513 SF) along the site frontage on Lake Washington Blvd SE for required street frontage improvements and to construct the road access to the proposed lots. This impact would remove up to 12 significant trees from the steep slope and steep slope buffer. The proposal would mitigate for this impact by planting 24 replacement trees, a 2:1 replacement ratio. Thirteen (13) trees would be planted to visually screen the stormwater pond located in the southwest corner of the development site and the remaining trees within the proposed buffer enhancement area. See Sheet 4 of 5 of the short plat plans.

Figure 1 – Preliminary Short Plat Proposal



A Critical Areas Land Use Permit is required per LUC 20.25H.015.B because the proposal involves disturbance and modifications to a steep slope critical area and stream buffer. A Critical Area Report is required to modify the code standards that protect critical areas and limit improvements and development. The Critical Areas Report must demonstrate that the proposal would result in critical area functions and values that are at least as protective as with the application of the regulations and standards of the code, LUC 20.25H.230.

II. SITE DESCRIPTION AND SITE CONTEXT

The subject site includes three existing parcels, a total of 2.40 acres in size. The two western-most parcels are currently developed with single family homes, associated outbuildings, a swimming pool, tennis court and landscape improvements. The existing residences are accessed from a shared driveway off Lake Washington Blvd, bordering the south property line. The existing development would be removed for the proposed short plat. See Figure 2 below, Existing Site Conditions.

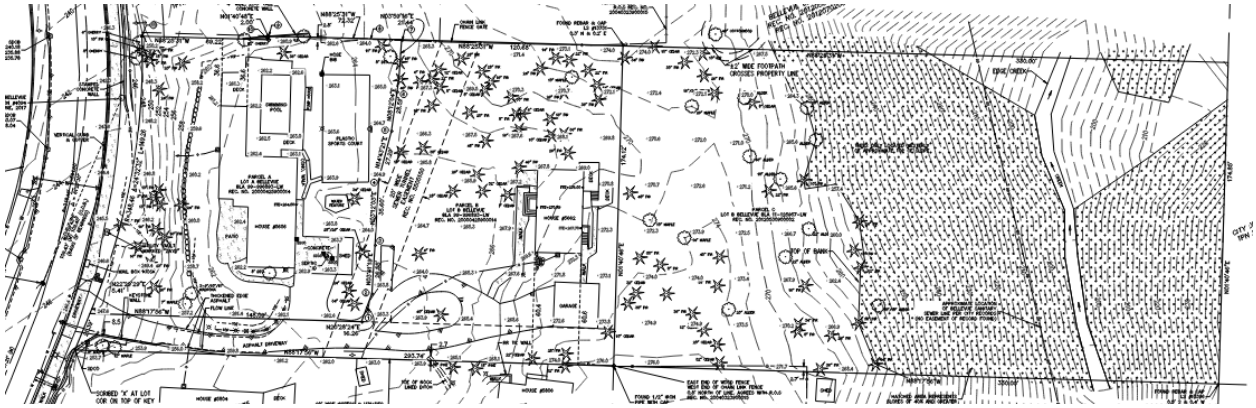
The eastern portion of the site contains Lakehurst Creek with steep slope streambanks on both sides of the creek. Lakehurst Creek is classified as a Type-F stream because the physical channel characteristics meet the definition of fish habitat (LUC 20.25H.075.B). There is no floodplain associated with the creek. According to the Critical Areas Report, the stream channel is characterized by defined bed and bank features and the channel width varies between 10-15 feet. Water depths are shallow, generally less than 1 foot, and the stream is primarily riffle habitat through the property. The channel bed is composed of small cobbles, gravels and sands. Both sides of the stream are forested and vegetated with native riparian vegetation. Overstory tree cover includes Red Alder, Black Cottonwood, and Douglas Fir. Understory vegetation includes Salmonberry, Devil's Club, Vine Maple, and Sword Fern.

There is an isolated steep slope critical area (approximately 2,513 SF) located on the northwest portion of the site along the site frontage on Lake Washington Blvd SE. The steep slope was created with the construction of Lake Washington Blvd SE. Several

terraces were constructed to retain the slope and support residential use at the top of the slope. The slope is vegetated with mature Douglas Fir trees and ornamental landscaping.

There is a distinct topographic grade break on the site, identified by the top of the steep slope. The site area to the west of the topographic break which includes the site's development area drains toward Lake Washington Blvd SE and the east portion of the site preserved in the Critical Areas Tract drains towards Lakehurst Creek.

Figure 2 – Existing Site Conditions



Site Context

The subject site is within an existing single-family neighborhood and is generally surrounded by single family residences to the north, south and west of the site. To the east and north of the site is City-owned park natural open space area "Newport Hills Property" (approximately 13.5 acres).

Figure 3 – Site Context Aerial Photograph

III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

A. Zoning

The subject site is located in the R-5 land use district and is surrounded by similar zoned properties. The Comprehensive Plan Designation is Single-Family High Density and the zoning is consistent with this designation.

Refer to Table 1 of Section III.B below for discussion of dimensional requirements.

Figure 4 – Zoning Map

B. Consistency with Zoning Dimensional Requirements

The proposed short plat meets the zoning dimensional requirements and the modified dimensional requirements allowed for Conservation Short Plats in LUC 20.45B.055.B.3

Table 1 – Dimensional Requirements

BASIC INFORMATION	
Zoning District	R-5 Newport Hills Subarea Comprehensive Plan Designation: Single-Family High Density
Gross Site Area	104,519 square feet (2.40 acres)

STANDARD	REQUIRED/ALLOWED	PROPOSED
Dwelling Units Per Acre (Residential Density)	Density for sites with critical areas, per LUC 20.25H.045 Gross Site Area – 2.40 acres Buildable Area – 1.25 acres Critical Areas/Buffers – 1.15 acres Development Factor - .52 Density Calculation - (5 DUs/ac)(1.25 Buildable Area acres) + (5 DUs/ac)(1.15 Critical Areas)(0.52 Development Factor) = 9.24 Units	7 Units
Minimum Lot Area[1]	4,680 SF	Lot 1 – 7,475 SF Lot 2 – 6,612 SF Lot 3 – 5,261 SF Lot 4 – 5,010 SF Lot 5 – 7,167 SF Lot 6 – 5,612 SF Lot 7 – 5,573 SF
Minimum Lot Width	60 Feet	Lot 1 – 76'/85.2' Lot 2 – 75'/65' Lot 3 – 60' Lot 4 – 61.9'/39.2' Lot 5 – 61.9'/97.1' Lot 6 – 60'/65' Lot 7 – 65'/65'
Minimum Lot Depth	80 Feet	Lot 1 – 82.5'/88.4' Lot 2 – 88.4'/87.9' Lot 3 – 87.9'/87.5' Lot 4 – 87.5'/88.2' Lot 5 – 86.6'/98.1' Lot 6 – 86.6'/86' Lot 7 – 86'/85.4'
Building Setbacks[1] Front Yard Rear Yard Min. Side Yard 2 Side Yards Access Easement	 10 Feet 15 Feet 5 Feet 10 Feet 10 feet	All setbacks meet or exceed the minimums required.
Lot Coverage	Maximum Lot Coverage calculation for R-5 Conservation Short Plats, per LUC 20.45B.055.B *Lot Coverage = .40 x Lot Coverage Factor* *Lot Coverage Factor =* *1 + (7,200 - actual lot size)/7,200)*	Allowed Maximum Lot Coverage by Structures Lot 1: 38% Lot 2: 43% Lot 3: 51% Lot 4: 52% Lot 5: 40% Lot 6: 49% Lot 7: 49%

Impervious Surface	*Maximum Impervious Surface coverage is 50% of the total site per 20.45B.055*	Maximum Impervious Surface not proposed to exceed 50 percent of the site. Allowed impervious surface for each lot is required to be stated on the final short plat.
Tree Retention	30% total diameter inches	Meets minimum standard[2]

[1] Minimum lot size and building setbacks shown are modified dimensional standards allowed for Conservation Short Plats in the R-5 zone– LUC 20.45B.055.B.3

[2] Trees preserved in the Critical Areas Tract (Tract B) will meet requirement to retain 30% of the total diameter inches.

Building setbacks on each proposed lot must meet the modified dimensional standards allowed for Conservation Short Plats in the R-5 zone, consistent with LUC 20.45B.055.B.3. The final short plat shall label the front, rear and side building setbacks on each lot.

The final short plat shall include the impervious surface area calculation based on the total site size and designate the allowed impervious surface for each separate lot. The final short plat shall also include the calculation for maximum lot coverage for each lot based on the lot coverage factor:

Lot coverage factor = 1 + ((required minimum lot size - actual lot size)/required minimum lot size)

Refer to Conditions of Approval regarding Building Setbacks, Impervious Surface Coverage Requirements and Lot Coverage Requirements in Section IX of this report.

C. Comprehensive Plan

The Comprehensive Plan designation for this site and the surrounding area is Single-Family Low High (SF-H). The proposal for a single family residence is consistent with the Land Use designation. See Section VII of this report for consistency with applicable Comprehensive Plan policies.

D. Consistency with Critical Areas Requirements LUC 20.25H

A. Critical Areas Functions and Values

i. Geologic Hazard Areas - LUC 20.25H.075

Geologic Hazard Area Functions:

LUC 20.25H.120.A.2 defines steep slope areas as those areas that contain slopes of greater than 40%, have a rise of at least 10 feet, and exceed 1,000 SF in area. The

applicant has worked with a licensed surveyor and submitted a topographical site survey and site map identifying portions of the property which meet the steep slope criteria and are therefore regulated as a critical area. Regulated steep slopes are protected by a 50-foot top-of-slope buffer and a 75-foot toe-of-slope structure setback (LUC 20.25H.120.B.1 and C.2). The applicant has provided a geotechnical report prepared by a licensed geotechnical engineer.

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provides a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

ii. Streams and Riparian Areas – LUC 20.25H.075

Stream and Riparian Area Functions:

Most of the elements necessary for a healthy aquatic environment rely on processes sustained by dynamic interaction between the stream and the adjacent riparian area (Naiman et al., 1992). Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization (Finkenbine et al., 2000 in Bolton and Shellberg, 2001). Riparian areas support healthy stream conditions.

Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature (Brazier and Brown, 1973; Corbett and Lynch, 1985).

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams (Ecology, 2001; City of Portland 2001). The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of floods (Novitzki, 1979; Verry and Boelter, 1979 in Mitsch and Gosselink, 1993). Upland and

wetland areas can infiltrate floodflows, which in turn, are released to the stream as baseflow

Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi-canopy structure, snags, and down logs provide habitat for the greatest range of wildlife species (McMillan, 2000). Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and moderate flood velocities.

Sparsely vegetated or vegetated buffers with non-native species may not perform the needed functions of stream buffers. In cases where the buffer is not well vegetated, it is necessary to either increase the buffer width or require that the standard buffer width be restored or re-vegetated (May 2003). Until the newly planted buffer is established the near term goals for buffer functions may not be attained.

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream baseflows. Surface water that flows into riparian areas during floods or as direct precipitation infiltrates into groundwater in riparian areas and is stored for later discharge to the stream (Ecology, 2001; City of Portland, 2001).

B. Critical Area Performance Standards

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer. The following sections of the Land Use Code apply to the proposal.

i. Consistency with LUC 20.25H.125 - Performance standards - Landslide hazards and steep slopes.

In addition to generally applicable performance standards set forth in LUC 20.25H.055 and 20.25H.065, development within a landslide hazard or steep slope critical area or the critical area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

A. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;

Finding: The steep slope area (2,513 SF) along the site frontage would be graded and eliminated for required street frontage improvements on Lake Washington Blvd SE and because it is necessary for constructing an access road to the proposed lots.

The isolated steep slope was created with the construction of Lake Washington Blvd SE. The grading for the access road minimizes alterations to existing site topography.

B. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;

Finding: The steep slope critical area on the eastern portion of the site would not be impacted and the proposal includes a 50-foot top-of-slope buffer. This steep slope area and buffer coincides with the stream buffer and is heavily forested and vegetated with a high-functioning native plant community. The proposal preserves the most critical portion of the site with the highest ecological functions.

C. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;

Finding: The steep slope area adjacent to the site frontage would be eliminated for required street frontage improvements and to construct an access road for the proposed lots. The geotechnical report (Robinson Noble, 6/30/2015) and slope stability study (Associated Earth Sciences, 2/14/2019) indicate the proposed steep slope impacts would not result in greater risk or a need for increased buffers on neighboring properties.

D. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;

Finding: The proposal incorporates retaining walls along the site frontage and the access road to minimize the disturbance area; to minimize creating graded slopes and to maintain natural slopes.

E. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;

Finding: The steep slope area adjacent to the site frontage would be eliminated to construct required street frontage improvements and an access road for the proposed lots. The steep slope area on the east portion of the site would not be impacted and the proposal includes a 50-foot top-of-slope buffer. No impervious surfaces are proposed within the steep slope critical area or buffer on the eastern portion of the site.

F. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;

Finding: Not applicable, the steep slope area is adjacent to the site frontage and would be eliminated to construct for required street frontage improvements and an

access road for the proposed lots. No buildings are proposed within a steep slope critical area or buffer.

G. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;

Finding: Not applicable, no buildings are proposed. The proposal incorporates retaining walls along the site frontage and access road to minimize the grading and disturbance area.

H. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;

Finding: Not applicable, no buildings or structures are proposed.

I. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and

Finding: Not applicable, no buildings or structures are proposed.

J. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.

Finding: The steep slope area adjacent to the site frontage would be eliminated to construct required street frontage improvements and an access road for the proposed lots, removing 12 trees from the steep slope and steep slope buffer. To mitigate for this permanent impact, the proposal includes planting replacement trees at a 2:1 replacement ratio, for a total of 24 trees. Thirteen (13) trees would be planted to visually screen the stormwater pond located in the southwest corner of the development site and the remaining trees planted within the proposed buffer enhancement area.

A final mitigation plan is required to be submitted and approved with a Clearing and Grading Permit. The final mitigation plan shall include planting enhancement of the entire reduced stream buffer area (10,500 SF), from the identified top-of slope and top-of-bank to the west boundary of the Critical Area Tract B. The planting density and plant species selection shall be consistent with the Composite Utility + Landscape Plan, Sheet 4 of 5. The final mitigation plan shall show general planting locations, plant species, plant quantities and size of plant material. The final mitigation plan shall include performance standards to measure the successful establishment of the

mitigation plantings. **See Conditions of Approval regarding a Final Mitigation Plan and Final Mitigation Plan Performance Standards in Section IX of this report.**

ii. Consistency with LUC 20.25H.080.A – Performance standards - Streams

A. Lights shall be directed away from the stream.

Finding: The short plat development would be approximately 150 feet from the stream and the stream is separated and buffered from the development area by a forested ravine. The forested slope and ravine between Lakehurst Creek and the development area would greatly reduce light impacts.

B. Activity that generates noise such as parking lots, generators, and residential uses, shall be located away from the stream, or any noise shall be minimized through use of design and insulation techniques.

Finding: The residential development associated with the short plat would be a minimum distance of 150 feet from the stream and the forested steep slope and ravine between the development area and the stream would effectively buffer the stream from noise generated by the residential uses.

C. Toxic runoff from new impervious area shall be routed away from the stream.

Finding: Runoff from new impervious areas would be routed away from the stream. Runoff from new impervious surface areas would be collected into a stormwater system, routed to the stormwater detention pond and discharged to the stormwater system in Lake Washington Blvd SE.

D. Treated water may be allowed to enter the stream critical area buffer.

Finding: No treated water or stormwater discharge would be directed toward Lakehurst Creek.

E. The outer edge of the stream critical area buffer shall be planted with dense vegetation to limit pet or human use. Preference shall be given to native species.

Finding: The proposal includes dense enhancement planting (10,500 SF area) of the reduced stream buffer located adjacent to the east edge of the development area. The stream buffer coincides with the steep slope buffer. The enhancement planting would effectively limit pet or human use. The proposed enhancement planting is composed of all native plant species. Fencing and signage shall be installed at the edge of the Critical Area Tract (Tract B) to further limit pet or human intrusion into the critical area buffer. **See Conditions of Approval regarding NGPA Boundary Fence and Signage in Section IX of this report.**

F. Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream critical area buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices", now or as hereafter amended.

Finding: The proposed stream buffer enhancement includes removal of invasive plants (ivy, blackberry) as site preparation for the enhancement planting. Fertilizers may be used to aid establishment of the enhancement planting. The use of herbicides, pesticides, insecticides and fertilizers shall be in accordance with the City of Bellevue's "Environmental Best Management Practices." **See Conditions of Approval regarding Environmental Best Management Practices in Section IX of this report.**

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The proposed short plat requires SEPA review because the site contains critical areas, pursuant to WAC 197-11-800(6)(d), BCC 22.02.032.

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application disclosed expected environmental impacts associated with the project. The permit submittal demonstrates adequate mitigation for the project impacts and no additional mitigation measures are necessary to mitigate for environmental impacts associated with the proposal.

City codes and requirements, including the Land Use Code, Noise Ordinance, Building Code and other construction codes will adequately mitigate expected environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Review

The short plat development proposed for this application has been reviewed on a conceptual basis for water, sewer and storm improvements and can be feasibly constructed under current utility codes and standards without requesting deviations.

Surface Water

The site is located within the Lakehurst Drainage Basin and will trigger Minimum Requirements 1-9 from WA Department of Ecology Stormwater Manual for Western Washington 2012/2014 edition. Drainage improvements submitted under the permit will meet all minimum requirements triggered for the site.

Water
Domestic water for the site, proposes to extend an 8" water main onto the site from Lake WA Blvd SE470 water zone. Adequate pressure and flow is available to serve the plat from the 8" water main in Lake WA Blvd SE as proposed.

Sewer
Domestic sewer for the site, proposes to extend an 8" sewer main onto the site from Lake WA Blvd SE. Adequate capacity in the existing sewer main in Lake WA Blvd exists to serve the development as proposed.

B. Fire Department Review

The Fire Department has reviewed and approved the preliminary short plat with no conditions.

C. Clearing & Grading Review

The clearing and grading reviewer has reviewed the plans and materials submitted for this project and has approved with conditions the clearing and grading portion of land use application.

D. Transportation Review

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit. **See Conditions of Approval regarding Engineering Plans in Section IX of this report.**

Prior to final short plat approval, the developer must complete all transportation improvements at the developer's expense (BCC 14.60.110); or provided that all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. **See Conditions of Approval regarding Infrastructure Improvements in Section IX of this report.**

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

Site Access
The proposed seven lot short plat is comprised of three existing adjacent lots on the east side of Lake Washington Boulevard SE, which have two existing single-family homes taking access from Lake Washington Boulevard SE via a joint-use driveway. Lake Washington Boulevard SE is a two-lane road classified as a minor arterial. Access for the short plat will be via a new private road off of Lake Washington Boulevard SE, 60 feet

north of the existing joint use driveway. No other access connection to city right-of-way is authorized. The private road must be a minimum of 20 feet wide and be built per the Transportation Design Manual Standards. A hammerhead turnaround is required to be constructed per standard drawing RC-130-1. The grade of the private road will be limited to 10% for the first 20 feet behind the sidewalk, and 15% thereafter. **See Conditions of Approval regarding Access Design and Maintenance in Section IX of this report.**

Street names and site addresses will be determined by the City's Parcel and Address Coordinator.

Street Frontage Improvements

The Pang short plat is located on the east side of Lake Washington Boulevard SE, south of the intersection with I-405. The lot is bordered by single family lots to the north and south and bordered by the City of Bellevue Parks owned Newport Hills property to the west. The existing lots gain access to Lake Washington Boulevard SE via a an existing 24-foot-wide joint use driveway. There is currently a 6-foot-wide sidewalk and 5-foot-wide bike lane along the Lake Washington Boulevard SE frontage. Access to the short plat will be via a new minimum 24-foot-wide private road on the east side of Lake Washington Boulevard NE. The private road approach is required to be reconstructed to meet City of Bellevue standards, and a joint use driveway will replace the existing single-family driveway.

Frontage improvements and private road improvements will be required, and shall include:

Lake Washington Blvd:

- Install new 8-foot-wide concrete sidewalk, 5-foot-wide planter, and new curb and gutter along the project frontage.
- Dedicate 12 feet of Right-of-Way along the east side of Lake Washington Blvd.
- Install new minimum 16-foot-wide joint use driveway approach per Bellevue standards.
- Street lighting requirements must be met per City of Bellevue standards.
- Install new minimum 24-foot-wide private driveway approach per Bellevue Standards.
- Replace or relocate any existing street signs or channelization impacted by the project.
- Sight distance requirements must be met per BCC 14.60.240 at the new driveways.
- Any overhead utilities into the plat are required to be undergrounded.

Private Road:

- Construct a new minimum 24-foot-wide private road driveway approach per Bellevue standards.
- Provide a minimum 5-foot-wide sidewalk from Lake Washington Boulevard NE into the short plat along the private road.
- The grade of the private road will be limited to 10% for the first 20 feet behind the sidewalk and limited to 15% thereafter.
- Provide 24 feet of pavement for the portion of the private road.
- Provide a minimum 30-foot-wide access easement for the private road and sidewalk.
- Provide a hammerhead turnaround per standard drawing RC-130-1 for emergency

vehicle access.
- Sight distance requirements must be met per BCC 14.60.240 at the driveway.

The design of the improvements and the final engineering plans showing those improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit.

Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. **See Conditions of Approval regarding Right of Way Use Permit and Off-Street Parking in Section IX of this report.**

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it. **See Conditions of Approval regarding Pavement Restoration in Section IX of this report.**

Near the development site, Lake Washington Boulevard NE is classified as "No Street Cuts Allowed". Permission from the pavement manager will be required for any street cuts. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required for a minimum of 50 feet per standard drawing RC-200-1.

Sight Distance

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle. **See Conditions of Approval regarding Sight Distance in Section IX of this report.**

Transportation Impacts and Mitigation

City staff has analyzed the potential short-term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to the minimal number of new p.m. peak hour trips to be generated by the Pang Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee and the project site improvements.

VI. PUBLIC NOTICE AND COMMENT

Application Date:	18-129381-LN – November 2, 2018
	19-107121-LO – March 4, 2019
Public Notice (500 feet):	March 28, 2019
Minimum Comment Period:	April 11, 2019

The Short Plat application (18-129381-LN) was submitted on November 2, 2018. The applicant was notified that a Critical Areas Land Use Permit is also required. The Critical Areas Land Use Permit (19-107121-LO) was submitted on March 4, 2019. The Notice of Application for both the Short Plat and Critical Areas Land Use Permit was published in the City of Bellevue Weekly Permit Bulletin on April 11, 2019. It was mailed to property owners within 500 feet of the project site. Public information signs were installed on the site the same day.

An adjoining property owner submitted a comment letter regarding noise and dust rules, concerns about large trees adjacent to or on the common property line, and an existing fence on or near the property line.

Response: Under the Bellevue City Code (Chapter 9.18), construction noise is limited to the hours of 7 a.m. to 6 p.m. Monday through Friday, and 9 a.m. to 6 p.m. on Saturdays. No construction site noise is permitted on Sundays and legal holidays. Exceptions to the construction noise hours limitation MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Allowances for short term work outside of normal construction hours shall be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties.

Dust impacts are addressed in City required erosion and sedimentation control plans, required to be submitted with a Clearing & Grading Permit

The applicant responded to the tree concerns with a Tree Retention Note on the Grading and Drainage Plan (Short Plat civil plans, Sheet 3 of 5), as follows:

TREE RETENTION NOTES:
1. ALL EXISTING SIGNIFICANT TREES IMMEDIATELY ADJACENT TO THE SOUTH PROPERTY LINE WITHIN THE BUILDING SETBACK AREA OF THE PROPOSED LOTS SHALL BE EVALUATED BY AN ARBORIST TO DETERMINE IF THEY CAN BE RETAINED AND ALLOW FOR PLAT INFRASTRUCTURE TO BE INSTALLED AND CONSTRUCTION OF ALLOWED HOMES TO OCCUR. IF IT IS DETERMINED THAT THESE TREES NEED TO BE REMOVED, THE ARBORIST SHALL ALSO DETERMINE IMPACTS ON NEIGHBORING TREES OFF-SITE WITHIN THE VICINITY OF THOSE TREES TO BE REMOVED. ANY OFF-SITE FENCING IMPACTED DUE TO ANY TREE REMOVAL SHALL BE REPLACED TO EXISTING CONDITION.
2. DEVELOPER TO RETAIN EXISTING TREES WITHIN THE BUILDING SETBACK AREAS WHERE FEASIBLE.

The applicant shall confirm tree retention and removal on the Clearing & Grading Permit. An arborist report shall be submitted evaluating existing trees along the south property line and within building setback areas, whether the trees can be feasibly retained, and recommended tree protection measures. **See Conditions of Approval regarding Tree Retention and Tree Protection in Section IX of this report.**

VII. DECISION CRITERIA:

i. Land Use Code 20.45B.130.A - Decision Criteria for a Preliminary Short Plat:
The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

1. The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.

Finding: City codes ensure public health, safety and general welfare through development code requirements. Public water and sewer facilities will be extended to serve the proposed residential lots and City utilities have been deemed adequate to serve the proposed development. The applicant will be required to provide stormwater drainage improvements consistent with City of Bellevue Storm engineering standards.

City-owned park property and natural open space area (Newport Hills Property) borders the subject site on the north and east. The Parks Department has requested a public trail easement through the short plat site to connect from Lake Washington Blvd SE to the City park property. The public trail easement may follow the proposed sidewalk on the south side of the private street (SE 58th Pl). The applicant has agreed to provide the public trail easement on the final short plat. A public trail easement shall be provided on the Final Short Plat to cross the site and connect Lake Washington Blvd SE to the City's park, Newport Hills Property. **See Conditions of Approval regarding Public Trail Easement in Section IX of this report.**

2. The public interest is served by the short subdivision.

Finding: The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan, while ensuring compliance with City codes and standards.

3. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.

Finding: The preliminary short plat appropriately considers the physical characteristics of the site. The east portion of the site is encumbered by critical areas and is preserved in a critical area tract (Tract B); the proposed short plat development area is limited to the west portion of the site which has already been modified with residential development. The critical area tract (1.15 acres) comprises almost half of the 2.40 acre site and includes the steep slope critical areas and steep slope buffer, and Lakehurst Creek and its associated stream buffer.

4. The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.

Finding: As conditioned, the proposal complies with the Land Use Code requirements for the R-5 zoning district, the Utility Codes and the City of Bellevue Development Standards. Refer to Section III.B of this report for Land Use Code dimensional requirements.

5. The proposal is in accord with the Comprehensive Plan (BCC Title 21).

Finding: The site is located within the Newport Hills subarea. The Comprehensive Plan designation is Single-Family High Density (SF-H), which is implemented by the R-5 zoning district. The proposal complies with applicable Comprehensive Plan policies city-wide and for the Newport Hills Subarea as follows:

The proposed short plat would allow for development of single-family homes which are a compatible land use with surrounding neighborhoods. The proposed short plat provides additional housing units to accommodate adopted growth targets for 2006-2031 (LU-5) and maximizes the density on buildable portion of the site (LU-6).

The proposal is consistent with the following policies of the Newport Hills subarea:

POLICY S-NH-8 – Protect significant trees and environmentally-sensitive areas (steep slopes, riparian corridors, and wetlands) in accordance with the provisions of the Land Use Code.

POLICY S-NH-30 – Protect and enhance fish and wildlife habitat in environmentally-sensitive areas.

Finding: The proposal protects the site's environmentally-sensitive areas in a separate Critical Area Tract, in accordance with the Land Use Code.

POLICY S-NH-7 – Require new subdivisions to improve street frontages to urban standards, including nonmotorized improvements identified in the Transportation section of this subarea plan and in the most current adopted Pedestrian/Bicycle Transportation Plan.

POLICY S-NH-16 – Ensure that public nonmotorized easements remain open for public access.

Finding: The proposed short plat includes street frontage improvements along Lake Washington Blvd SE consistent with City standards. The final short plat will include a public trail/nonmotorized easement across the site to connect the public sidewalk on Lake Washington Blvd SE to the City-owned natural open space (Newport Hill Property) on the east side of Lakehurst Creek.

6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.

Finding: Each lot meets the zoning dimensional requirements and can reasonably be developed in conformance to current R-5 zoning standards without requiring a variance. Critical areas on the site are preserved in a separate tract and there are no site constraints or critical areas which would inhibit the development of this proposed lots. **Refer to Condition of Approval regarding Variance Restriction in Section IX of this report.**

7. All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.

Finding: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, access provisions and other required improvements are either existing, planned or conditioned as part of this approval, to accommodate the use of these lots. **Refer to Conditions of Approval regarding Infrastructure Improvements and Access Design and Maintenance in Section IX of this report.**

ii. Land Use Code 20.45B.055 - Special requirements for short plats with critical areas or critical area buffers.

A. Allowed Density.

Density shall be calculated pursuant to LUC 20.25H.045.

Finding: The density for the proposed short plat has been calculated based on the maximum density allowed for sites in the Critical Areas Overlay District, consistent with LUC 20.25H.045. The density calculation is included on the cover sheet of the short plat plans (Sheet 1 of 5) and indicates the maximum potential density for the site is 9 dwelling units and the proposal includes 7 lots.

B. Conservation Short Subdivision.

2. Tract Required. The property owner receiving approval of a residential short subdivision pursuant to this section shall delineate the critical area and critical area buffer and set aside such areas in separate tracts, designated as Native Growth Protection Area(s) (NGPA) on the face of the final short plat. The final short plat shall contain the following restrictions for use, development and disturbance of such NGPA(s) in a format approved by the City Attorney:

Finding: Critical areas and critical area buffers are set aside and protected in a separate tract (Tract B). The final short plat shall designate the tract as a Native Growth Protection Area (NGPA) and shall include restrictions for use, development and disturbance of such NGPA(s) in a format approved by the City Attorney. **Refer to Conditions of Approval regarding NGPA Boundary Marking – Survey**

Required, NGPA Protection, NGPA Designation and Recording, NGPA Boundary Fence and Signage in Section IX of this report.

3. **Dimensional Standards Modification. The dimensional standards set forth in LUC 20.20.010 are modified as follows for sites processed through the conservation short subdivision process. All other dimensional standards and requirements of LUC 20.20.010 shall apply, including applicable footnotes:**

Finding: The proposed short plat meets the dimensional standards as modified for a conservation short plat, consistent with LUC 20.45B.055.B.3. The minimum lot size for a standard subdivision in the R-5 zone is 7,200 SF; a conservation short plat allows a reduced minimum lot size of 4,680 SF. The proposed residential lots range in size from 5,105 SF to 7,370 SF.

Conservation short plat standards for maximum impervious surface area and lot coverage are addressed in the footnotes of dimensional standards chart in LUC 20.45B.055.B.3. The impervious surface for the subdivision considered on the whole shall not exceed 50 percent, based on the total site size. The final short plat shall designate the allowed impervious surface for each separate lot. The maximum lot coverage for each lot is determined by multiplying the maximum lot coverage in the underlying land use district by the lot coverage factor.

The final short plat shall include the impervious surface area calculation based on the total site size and designate the allowed impervious surface for each separate lot. The final short plat shall include the calculation for maximum lot coverage for each lot based on the lot coverage factor:

Lot coverage factor = 1 + ((required minimum lot size - actual lot size)/required minimum lot size)

Refer to Conditions of Approval regarding Impervious Surface Coverage Requirements and Lot Coverage Requirements in Section IX of this report.

4. **Site Design.**

   a. **Roads must be designed parallel to contours with consideration to maintaining consolidated areas of natural topography and vegetation. Access must be located in the least sensitive area feasible; and**

Finding: The short plat consolidates the site's critical areas and buffers in a separate tract to preserve and maintain the most significant natural topography and vegetation on the site. The roads have been designed to minimize modifications to existing topography and contours. However, the proposal required impacts to an isolated steep slope critical area located along the site frontage on Lake Washington Blvd SE for required street frontage improvements and to construct the road access to the proposed lots.

b. Change in grade, cleared area and volume of cut or fill on the site must be minimized; and

Finding: The short plat minimizes changes in grade and limits clearing and grading to the buildable portion of the site. According to the environmental Checklist, the amount of material to be excavated is about 3,486 cubic yards and filled is about 1,106 cubic yards.

c. Utilities and other facilities should be located to utilize common corridors wherever possible; and

Finding: Utilities and facilities are located within the private street (SE 58th PL).

d. Each lot with slopes in excess of 25 percent shall demonstrate provision for feasible driveway access to a future residence not to exceed 15 percent or provide for meeting emergency access and fire protection by other means allowed by applicable codes, and shall demonstrate feasibility of construction of a residence on the lot through a design consistent with the standards of this code. Shared driveway access and private roads should be utilized where significant reduction of grading can be accomplished compared to separate driveway access for each individual lot.

Finding: The proposed lots appear to have slopes less than 25 percent. Shared driveway access is utilized to reduce grading. The driveway access slope to future residences will be reviewed with Building Permits to meet applicable standards for emergency access and fire protection.

iii. Land Use Code 20.30P.140 - Critical Areas Land Use Permit – Decision criteria.

The Director may approve or approve with modifications an application for a critical areas land use permit if:

1. The proposal obtains all other permits required by the Land Use Code;

Finding: The proposed short subdivision is required to obtain a plat infrastructure permit prior to the commencement of clearing activity. Other permits, including a Final Short Plat, Transportation, Utilities, and Building Permits are required for different phases of development. **Refer to the Conditions of Approval sections regarding CONDITIONS PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT and for FINAL SHORT PLAT APPROVAL.**

2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;

Finding: The proposal preserves the site's steep slope critical area, the steep slope buffer and the stream buffer in a separate tract (Critical Area Tract B) from the developable area of the site. The Critical Area Tract comprises 1.15 acres of the 2.40 acre site. This short plat design minimizes impacts on critical areas and critical area buffers.

3. **The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and;**

   Finding: Section III above discusses how the proposal incorporates the applicable performance standards.

4. **The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**

   Finding: The Utilities, Transportation, and Fire Departments have reviewed the proposal to ensure adequate public facilities and emergency resources are available to serve the project.

5. **The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**

   Finding: A conceptual mitigation plan has been submitted along with the project's Critical Areas Report (Re-Align Environmental, January 2020, revised May 2020), consistent with the requirements of LUC 20.25H.210.

   A final mitigation plan is required to be submitted and approved with a Clearing and Grading Permit. The final mitigation plan shall include planting enhancement of the entire reduced stream buffer area (10,500 SF), from the identified top-of slope and top-of-bank to the west boundary of the Critical Area Tract B. The planting density and plant species selection shall be consistent with the Composite Utility + Landscape Plan, Sheet 4 of 5. The final mitigation plan shall show general planting locations, plant species, plant quantities and size of plant material. The final mitigation plan shall include performance standards to measure the successful establishment of the mitigation plantings. **See Conditions of Approval regarding a Final Mitigation Plan and Final Mitigation Plan Performance Standards in Section IX of this report.**

6. **The proposal complies with other applicable requirements of this code**.

   Finding: As discussed in this report, the proposal complies with other applicable requirements of the Land Use Code.

iv. Land Use Code 20.25H.255 - Critical Areas Report – Decision criteria.

A. General.

Except for the proposals described in subsection B of this section, the Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

1. The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;

Finding: The proposal includes a mitigation plan to enhance the entire reduced stream buffer and steep slope buffer area (10,500 SF area) located along the east edge of the development area, to mitigate for the reduction of the stream buffer from 100 to 65 feet. The current conditions of the buffer area include non-native invasive plants (Himalayan blackberry, English ivy) and scattered trees. The proposed planting enhancement would improve native plant species diversity, increase structural habitat complexity, and discourage human and pet access and use of the steep slope buffer and stream buffer area. The proposed mitigation plan would improve critical area functions and values as compared to the application of the standard stream buffer.

2. Adequate resources to ensure completion of any required mitigation and monitoring efforts;

Finding: The mitigation planting is required to be monitored for five (5) years. A monitoring and maintenance surety for an amount equal to 20% of the estimated cost of planting, maintenance and monitoring for five years is required. A cost estimate and maintenance/monitoring surety is required to be submitted and approved prior to issuance of a Final Short Plat. **See Conditions of Approval regarding Maintenance and Monitoring Surety and Maintenance and Monitoring Report in Section IX of this report.**

3. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and

Finding: The critical area buffer modifications and performance standards included in the proposal would not be detrimental to the functions and values of critical areas and critical area buffers off-site. The proposal would impact and effectively eliminate an isolated steep slope area along the site frontage for required street frontage improvements and to construct the road access to the proposed lots. The geotechnical report included a slope stability analysis and concluded this impact would not be detrimental to off-site slope stability. The proposal would reduce the Lakehurst Creek stream buffer on the west side of the creek from 100 to 65 feet but the stream buffer on the east side of the stream would be preserved. This area is contiguous to the City-owned natural open space,

Newport Hills Property and the preservation of the forested stream buffer on the site will be beneficial to off-site critical area functions and values.

4. The resulting development is compatible with other uses and development in the same land use district.

Finding: The subject site is zoned for single family development and the proposed short plat is compatible and consistent with other residential uses and development in the same land use district.

VIII. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE WITH CONDITIONS** the Pang Preliminary Conservation Short Plat and Critical Areas Land Use Permit.

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160.

IX. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

Applicable Codes, Standards & Ordinances	Contact Person	
Clearing & Grading Code – BCC 23.76	Savina Uzunow,	(425) 452-7860
Construction Codes – BCC Title 23	Building Division,	(425) 452-6864
Fire Code – BCC 23.11	Derek Landis,	(425) 452-4112
Land Use Code – BCC Title 20	Peter Rosen,	(425) 452-5210
Transportation Develop. Code – BCC 14.60	Ian Nisbet,	(425) 452-4851
Right-of-Way Use Code 14.30	Ian Nisbet,	(425) 452-4851
Utility Code – BCC Title 24	Mark Dewey,	(425) 452-6179

A. GENERAL CONDITIONS:

1. Utilities – Conceptual Approval

Utility Department approval of the design review application is based on the final conceptual design submitted with this application. Final utility design and construction approval is not given under this permit. Small changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Utility Developer Extension Agreement (DEA) and Utilities Permit Processes. A water, sewer and storm Developer Extension Agreement will be required for construction of infrastructure to support the short plat and must be completed prior to final short plat.

All connection charges will be due with the Developer Extension Agreement prior to issuance of the permit. Water, sewer and storm easements provision language per City of Bellevue will be required on the final short plat.

AUTHORITY: BCC 24.02, 24.04, 24.06
REVIEWER: Mark Dewey, Utilities

2. Clearing and Grading Permit Required:

Approval of this Critical Areas Land Use Permit does not constitute an approval of any construction permit. A clearing and grading permit must be approved before construction can begin. Plans submitted as part of any permit application shall be consistent with the activity permitted under this approval.

AUTHORITY: Land Use Code 20.30P.140; Clearing & Grading Code 23.76.035
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

3. Geotechnical Review:

The project geotechnical engineer must review the final construction plans, including all retaining walls and foundation designs. A letter from the geotechnical engineer stating that the plans conform to the recommendations in the geotechnical report and any addendums and supplements must be submitted to the clearing and grading section prior to issuance of the construction permit.

AUTHORITY: Clearing & Grading Code 23.76.050
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

4. Geotechnical Inspection:

The project geotechnical engineer must provide geotechnical inspection during project construction, including retaining walls, subgrades for foundations and footings, and any unusual seepage, slope, or subgrade conditions.

AUTHORITY: Clearing & Grading Code 23.76.050

REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

5. Rainy Season Restrictions:

Due to steep slopes on the site, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

AUTHORITY: Bellevue City Code 23.76.093.A,
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

6. Environmental Best Management Practices:

The use of herbicides, pesticides, insecticides and fertilizers shall be in accordance with the City of Bellevue's "Environmental Best Management Practices."

AUTHORITY: Land Use Code 20.25H.080.A
REVIEWER: Peter Rosen, Development Services Department

7. Variance Restriction:

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.

AUTHORITY: Land Use Code 20.45B.130.A

REVIEWER: Peter Rosen, Development Services Department

B. CONDITIONS PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:

8. Right of Way Use Permit:

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

a) Designated truck hauling routes.
b) Truck loading and unloading activities.
c) Hours of construction and hauling.
d) Continuity of pedestrian facilities.
e) Temporary traffic control and pedestrian detour routing for construction activities.
f) Street sweeping and maintenance during excavation and construction.

g) Location of construction fences.
h) Parking for construction workers.
i) Construction vehicles, equipment, and materials in the right of way.
j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Tim Stever, (425) 452-4294

9. Off-Street Parking:

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Tim Stever, (425) 452-4294

10. Engineering Plans:

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road or shared driveway, the connection to Lake Washington Boulevard NE, pavement restoration in Lake Washington Boulevard NE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

Lake Washington Blvd:

- Install new 8-foot-wide concrete sidewalk, 5-foot-wide planter, and new curb and gutter along the project frontage.
- Dedicate 12 feet of Right-of-Way along the east side of Lake Washington Blvd.
- Install new minimum 16-foot-wide joint use driveway approach per Bellevue standards.
- Street lighting requirements must be met per City of Bellevue standards.
- Install new minimum 24-foot-wide private driveway approach per Bellevue Standards.
- Replace or relocate any existing street signs or channelization impacted by the project.

- Sight distance requirements must be met per BCC 14.60.240 at the new driveways.
- Any overhead utilities into the plat are required to be undergrounded.

Private Road:

- Construct a new minimum 24-foot-wide private road driveway approach per Bellevue standards.
- Provide a minimum 5-foot-wide sidewalk from Lake Washington Boulevard NE into the short plat along the private road.
- The grade of the private road will be limited to 10% for the first 20 feet behind the sidewalk and limited to 15% thereafter.
- Provide 24 feet of pavement for the portion of the private road.
- Provide a minimum 30-foot-wide access easement for the private road and sidewalk.
- Provide a hammerhead turnaround per standard drawing RC-130-1 for emergency vehicle access.
- Sight distance requirements must be met per BCC 14.60.240 at the driveway.

Miscellaneous:

- The maximum cross grade of a street at the street end shall be 8%.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY:	Bellevue City Code 14.60; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings; Americans with Disabilities Act.
REVIEWER:	Ian Nisbet, (425) 452-4851

11. Sight Distance:

The proposed driveway access onto Lake Washington Boulevard NE shall meet the City of Bellevue's minimum sight distance requirements. If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing RL-100-1 and RL-120-1, existing vegetation near the access point on Lake Washington Boulevard must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240
REVIEWER: Ian Nisbet, (425) 452-4851

12. Pavement Restoration:

The city's pavement manager has determined that this segment of Lake Washington Boulevard NE will require permission from the pavement manager and grind & overlay trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings RC-190-1 through RC-220-1. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 23
REVIEWER: Tim Stever, (425) 452-4294

13. Final Mitigation Plan:

A final mitigation plan is required to be submitted and approved with a Clearing and Grading Permit. The final mitigation plan shall include planting enhancement of the entire reduced stream buffer area (10,500 SF), from the identified top-of slope and top-of-bank to the west boundary of the Critical Area Tract B. The planting density and plant species selection shall be consistent with the Composite Utility + Landscape Plan, Sheet 4 of 5. The final mitigation plan shall show general planting locations, plant species, plant quantities and size of plant material. The final mitigation plan shall include performance standards to measure the successful establishment of the mitigation plantings.

AUTHORITY: Land Use Code 20.25H.220
REVIEWER: Peter Rosen, Development Services Department

14. Final Mitigation Plan Performance Standards:

The Final Mitigation Plan shall include performance standards to measure the successful establishment of the mitigation plantings. The following performance standards are acceptable and shall be included on the final mitigation plans:

Year 1 (from date of plant installation)
- 100% survival of all installed plants and/or replanting in following dormant season to reestablish 100%
- Maximum 10% coverage of invasive plants in planting area

Year 2 (from date of plant installation)
- At least 90% survival of all installed material
- Maximum 10% coverage of invasive plants in planting area

Year 3, 4, & 5 (from date of plant installation)
- At least 85% survival of all installed material
- Maximum 10% coverage of invasive plants in planting area

AUTHORITY: Land Use Code 20.25H.220
REVIEWER: Peter Rosen, Development Services Department

15. NGPA Boundary Marking - Survey Required:

Prior to commencement of any clearing activity, the applicant shall perform a field survey of property boundaries completed by a Washington State Licensed Surveyor. The boundary of the NGPA shall be identified, and field flagged. Field flags shall be maintained for the duration of the plat development.

AUTHORITY: Land Use Code 20.25H.030
REVIEWER: Peter Rosen, Development Services Department

16. NGPA Protection

To mitigate adverse impacts to the NGPA during all phases of construction, the applicant must comply with the following:

a) Clearing limits shall be established identifying the edge of the NGPA. A six-foot chain link fence with driven posts or an approved alternative, shall be installed at the clearing limits (outside of the drip lines of retained trees within the NGPA prior to initiation of any clearing and grading at any phase of construction.

b) No excavation or clearing shall be performed within drip lines trees located within the NGPA, except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the City.

AUTHORITY: Bellevue City Code 23.76.060
REVIEWER: Peter Rosen, Development Services Department

17. Tree Retention:

The applicant shall confirm tree retention and removal on the Clearing and Grading Permit. An arborist report shall be submitted evaluating existing trees along the south property line and within building setback areas, recommending the trees that can be feasibly retained and recommended tree protection measures.

AUTHORITY: Land Use Code 20.20.900.D.3
REVIEWER: Peter Rosen, Development Services Department

18. Tree Protection:

Prior to issuance of plat infrastructure and Clearing and Grading permits, the applicant shall provide a Tree Protection Plan that indicates retained trees and implements the City of Bellevue Tree Protection Procedures during Construction, Drawing Number TP-1; requiring tree protection fencing 1 foot from the tree trunk for every inch diameter of tree.

This may be modified by recommendations from a certified arborist. Tree protection fencing must be installed prior to construction.

The applicant shall provide a certified arborist to monitor the grading and construction activities to protect the root zones of all the trees to be preserved, to ensure that the health of the retained trees is not endangered, and to identify trees which may constitute a hazard

AUTHORITY: Bellevue City Code 23.76
REVIEWER: Peter Rosen, Development Services Department

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

19. Infrastructure Improvements:

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be completed prior to approval of the final short plat. If all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241, 260
Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19
REVIEWER: Ian Nisbet, (425) 452-4851

20. Access Design and Maintenance:

The final Subdivision map must include a note that specifies that the owners of lots served by the private road are jointly responsible for maintenance and repair of the private road. Also, the final Subdivision map must include a note that specifies that the private road will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

AUTHORITY: BCC 14.60.130
REVIEWER: Ian Nisbet, (425) 452-4851

21. Building Setbacks:

The Final Short Plat shall label the front, rear and side building setbacks on each lot.

AUTHORITY: Land Use Code Sections 20.20.010 and 20.45B.055
REVIEWER: Peter Rosen, Development Services Department

22. Impervious Surface Coverage Requirements:

Allowed maximum impervious surface coverage for each lot shall be clearly labeled on the final short plat mylar. Impervious surface coverage shall be divided across the development area and shall be governed by the limits established by LUC 20.45B.050.

AUTHORITY: Land Use Code Section 20.45B.055
REVIEWER: Peter Rosen, Development Services Department

23. Lot Coverage Requirements:

Allowed maximum structural lot coverage for each lot shall be clearly labeled on the final short plat mylar. Lot coverage shall be governed by the lot coverage calculation included under LUC 20.45B.050.

AUTHORITY: Land Use Code Sections 20.20.010 and 20.45B.055
REVIEWER: Peter Rosen, Development Services Department

24. Public Trail Easement:

A public trail easement shall be provided on the Final Short Plat to cross the site and connect from Lake Washington Blvd SE to the City's park, Newport Hills Property.

AUTHORITY: Land Use Code 20.45B.130.A
REVIEWER: Peter Rosen, Development Services Department

25. NGPA Designation and Recording:

The Native Growth Protection Area (NGPA) tract shall be designated on the face of the Final Short Plat. The boundaries of the NGPA tract must be surveyed and legally described on the face of the Final Short Plat. The following note is required to be placed on the final short plat:

NATIVE GROWTH PROTECTION AREA (NGPA) TRACT

DEDICATION OF NATIVE GROWTH PROTECTION AREAS (NGPA) ESTABLISHES, ON ALL PRESENT AND FUTURE OWNERS AND USERS OF THE LAND, AN OBLIGATION TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE AREA, FOR THE PURPOSE OF PREVENTING HARM TO, PROPERTY AND ENVIRONMENT, INCLUDING BUT NOT LIMITED TO CONTROLLING SURFACE WATER RUNOFF AND EROSION, MAINTAINING SLOPE STABILITY, BUFFERING AND PROTECTING PLANTS AND ANIMAL HABITAT, EXCEPT, FOR THE REMOVAL, OF DISEASED OR DYING VEGETATION WHICH PRESENTS A HAZARD OR IMPLEMENTATION OF AN ENHANCEMENT PLAN REQUIRED OR APPROVED BY THE CITY. ANY WORK, INCLUDING REMOVAL OF DEAD, DISEASED, OR DYING VEGETATION, IS SUBJECT TO PERMIT REQUIREMENTS OF THE CITY OF BELLEVUE CODES. THE OBLIGATION TO ENSURE THAT ALL TERMS OF THE NGPA ARE MET IS THE RESPONSIBILITY OF THE OWNERS OF LOTS 1 THROUGH 5. THE CITY

OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS, AND CONDITIONS OF THIS RESTRICTION BY ANY, METHOD AVAILABLE UNDER LAW.

AUTHORITY: Land Use Code 20.45B.055.B.2
REVIEWER: Peter Rosen, Development Services Department

26. NGPA Boundary Fence and Signage:

Prior to approval of the final short plat, the applicant shall perform a field survey of property boundaries completed by a Washington State Licensed Surveyor. The boundary of the NGPA shall be identified, fenced, and marked with boundary signage that states:

PROTECTED AREA – NO CLEARING
This fence marks the edge of a Native Growth Protection Area. Disturbance, vegetation removal, or tree removal beyond this fence is prohibited.

NGPA boundary fencing and signage shall be of permanent construction and shall be maintained for the duration of the plat development. Signs must be of size and location to be visible and the boundary fence shall be a minimum of four feet tall.

AUTHORITY: LUC 20.25H.030
REVIEWER: Peter Rosen, Development Services Department

27. Maintenance and Monitoring Surety:

A financial surety is required to be submitted to ensure the mitigation planting successfully establishes. A monitoring/ maintenance assurance device that is equal to 20% of the cost of plants, installation, and the cost of monitoring is required to be held for a period of five years from the date of successful installation. A cost estimate is required to be provided with the Clearing & Grading permit and the financial surety is required to be posted prior to issuance of the Clearing & Grading permit. Release of the surety after the 5-year monitoring period is contingent upon a final inspection of the planting by Land Use Staff that finds the maintenance and monitoring plan was successful and the mitigation meets performance standards.

AUTHORITY: Land Use Code 20.25H.220
REVIEWER: Peter Rosen, Development Services Department

28. Maintenance and Monitoring Reports:

The mitigation planting is required to be maintained and monitored for five years to ensure the plants successfully establish. Annual monitoring reports are required to be submitted to document the plants are meeting approved performance standards. Photos from selected photo points shall be included in the monitoring reports to document the planting. Land Use inspection is required by Land Use staff to end the plant monitoring period.

Reporting shall be submitted no later than December 31st of each monitoring year and shall include a site plan and photos from photo points established at the time of Land Use inspection. Reports shall be submitted to Peter Rosen or Heidi Bedwell by the above listed date and can be emailed to **prosen@bellevuewa.gov** or mailed directly to:

Environmental Planning Manager
Development Services Department
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

AUTHORITY: Land Use Code 20.30P.140; 20.25H.220
REVIEWER: Peter Rosen, Development Services Department

SITE INFORMATION

TAX PARCEL NOS:	202405-9084 (SINGLE FAMILY RESIDENTIAL) 202405-9078 (SINGLE FAMILY RESIDENTIAL) 202405-9015 (UNDEVELOPED)
SITE ADDRESSES:	5656 LAKE WASHINGTON BLVD SE 5662 LAKE WASHINGTON BLVD SE
SITE AREA:	104,519 SF TOTAL (2.40 AC.) (21366 SF + 25572 SF + 57581 SF)
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING: PROPOSED ZONING:	R-5 R-5
MAX. DWELLING UNIT POTENTIAL:	7
REQUIRED MIN. SETBACKS: FRONT: SIDES: REAR:	 10' 5' & 10' 15'
MAXIMUM IMPERVIOUS SURFACE COVERAGE:	50%

DENSITY CALCULATION FOR SITE WITH CRITICAL AREAS:

MAX. DWELLING UNIT POTENTIAL = [(DU/ACRE)(BUILDABLE AREA IN ACRES)+(DU/ACRES)(TOTAL CRITICAL AREA AND CRITICAL AREA BUFFER IN ACRES)(DEVELOPMENT FACTOR)]
= [(5)(1.25)+(5)(1.15)(0.52)
= 9.24

LEGAL DESCRIPTION

PARCEL A: LOT A, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 99-996893-LW, RECORDED UNDER RECORDING NO. 20000425900014.

PARCEL B: LOT B, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 99-996893-LW, RECORDED UNDER RECORDING NO. 20000425900014.

PARCEL C: LOT B, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 11-125957 LW, RECORDED UNDER RECORDING NO. 20120530900002 AND AFFIDAVIT OF MINOR CORRECTION RECORDED UNDER RECORDING NUMBER 20120702000412. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BENCHMARK

ORIGINAL BENCHMARK: CITY OF BELLEVUE BENCH MARK 177. BRASS CAP IN TOP OF CURB, 3' FROM END OF CURB ON SOUTH SIDE OF 60TH ST., 100' EAST OF 116TH AVE. SE., ELEV.=299.50'

SITE BENCHMARK: TOP OF MONUMENT IN CASE IN LAKE WASHINGTON BLVD. SE. ADJACENT TO SITE. ELEV.=245.12'

HORIZONTAL DATUM

NAD83

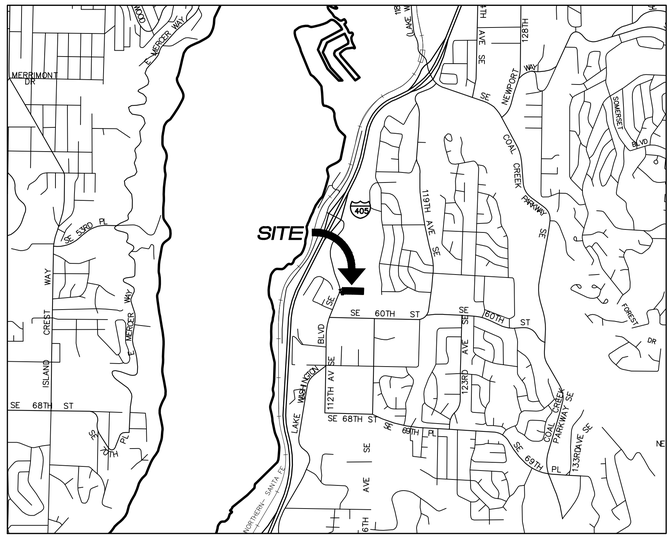
VERTICAL DATUM

NAVD 88 DATUM. PER CITY OF BELLEVUE SURVEY CONTROL POINT ID #410. ELEVATION = 132.225 FEET.

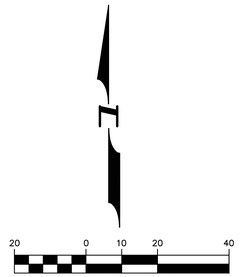
BASIS OF BEARING

N22°59'43"E BETWEEN CITY OF BELLEVUE HORIZONTAL STATIONS 4095 AND 4094

SHEET INDEX

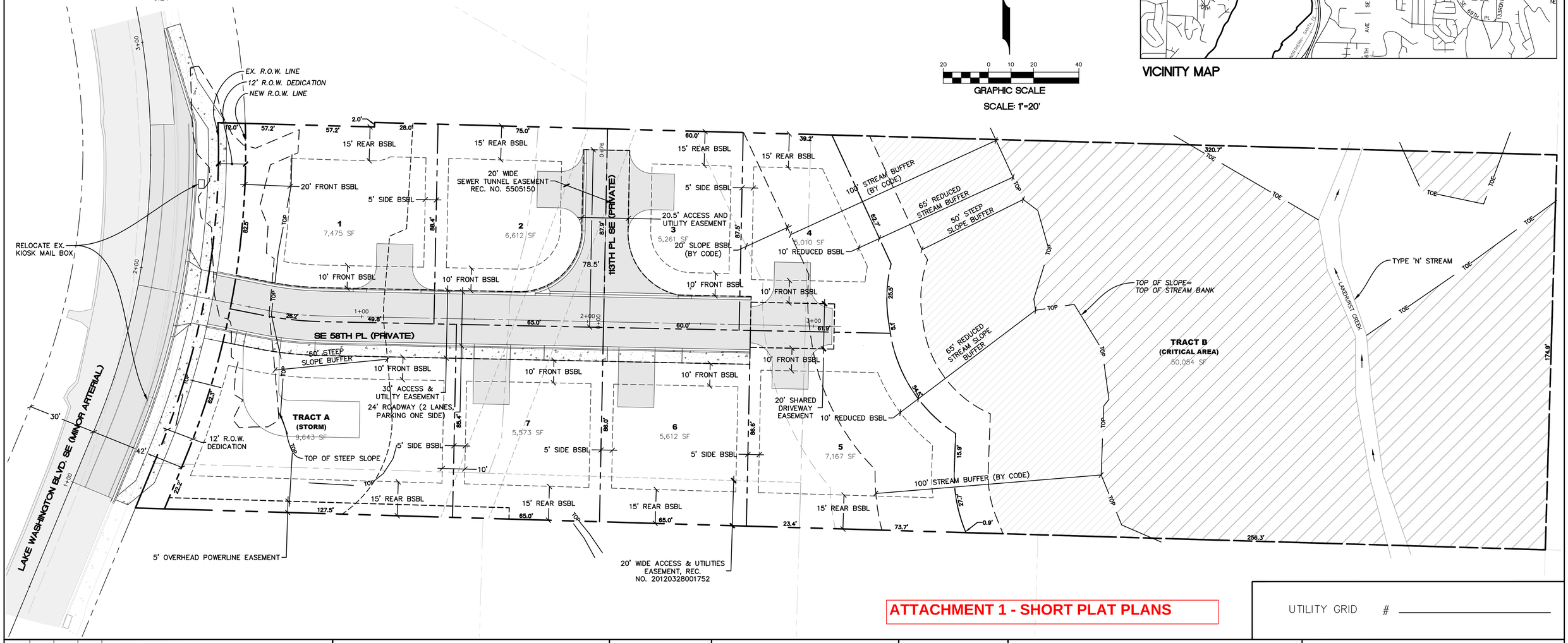


VICINITY MAP



GRAPHIC SCALE

SCALE: 1"=20'



ATTACHMENT 1 - SHORT PLAT PLANS

UTILITY GRID # _____

NO	DATE	BY	APPR	REVISIONS
1	6-20	DRD	GAD	REVISED PER CITY COMMENTS

Pacific Engineering Design, LLC
Civil Engineering and Planning Consultants
15445 53RD AVE. S.,
SEATTLE, WA 98188
PHONE:
(206) 431-7970
WEB SITE:
PACENG.COM

GREG A. ACENEY, STATE OF WASHINGTON, 14612, REGISTERED PROFESSIONAL ENGINEER, 10/02/2020

Approved By

DESIGNED BY AJL/ENM DATE
DRAWN BY DATE
CHECKED BY DATE

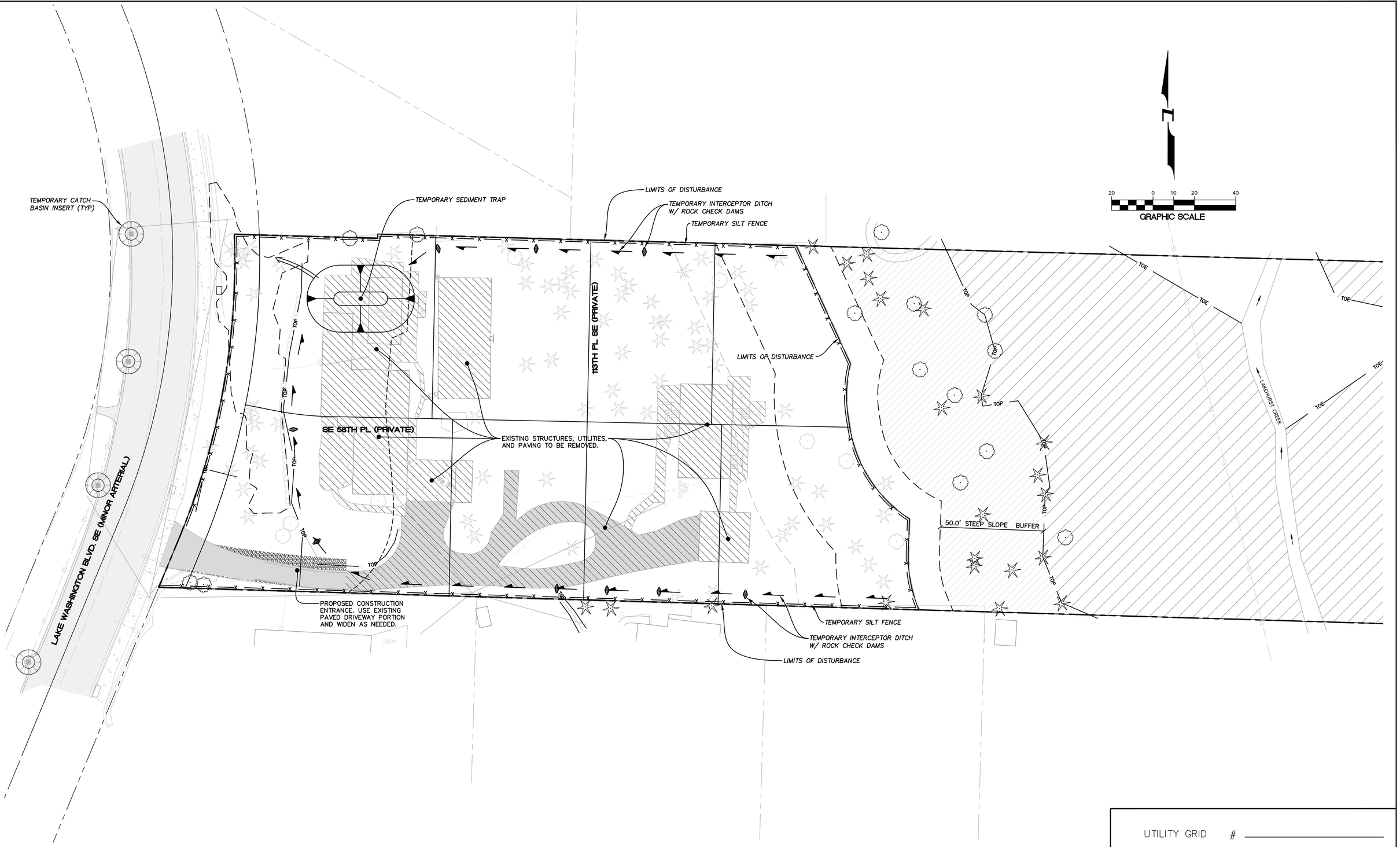
PANG SHORT PLAT

PO BOX 265
MEDINA, WA 98039

COVER SHEET

SEC 12 TWP 24 RGE 5 | SHT 01 OF 05

FILENAME:P:\LDD\17065 PANG SHORT PLAT\DWG\17065CV01.DWG



UTILITY GRID # _____

NO	DATE	BY	APPR	REVISIONS
1	6-20	DRD	GAD	REVISED PER CITY COMMENTS

Pacific Engineering Design, LLC
Civil Engineering and Planning Consultants
15445 53RD AVE. S.,
SEATTLE, WA 98188
PHONE:
(206) 431-7970
WEB SITE:
PACENG.COM

GREG A. DIENER — STATE OF WASHINGTON — 19662 — REGISTERED PROFESSIONAL ENGINEER — 6/26/2020

Approved By

DESIGNED BY AJL/ENM DATE
DRAWN BY DATE
CHECKED BY DATE

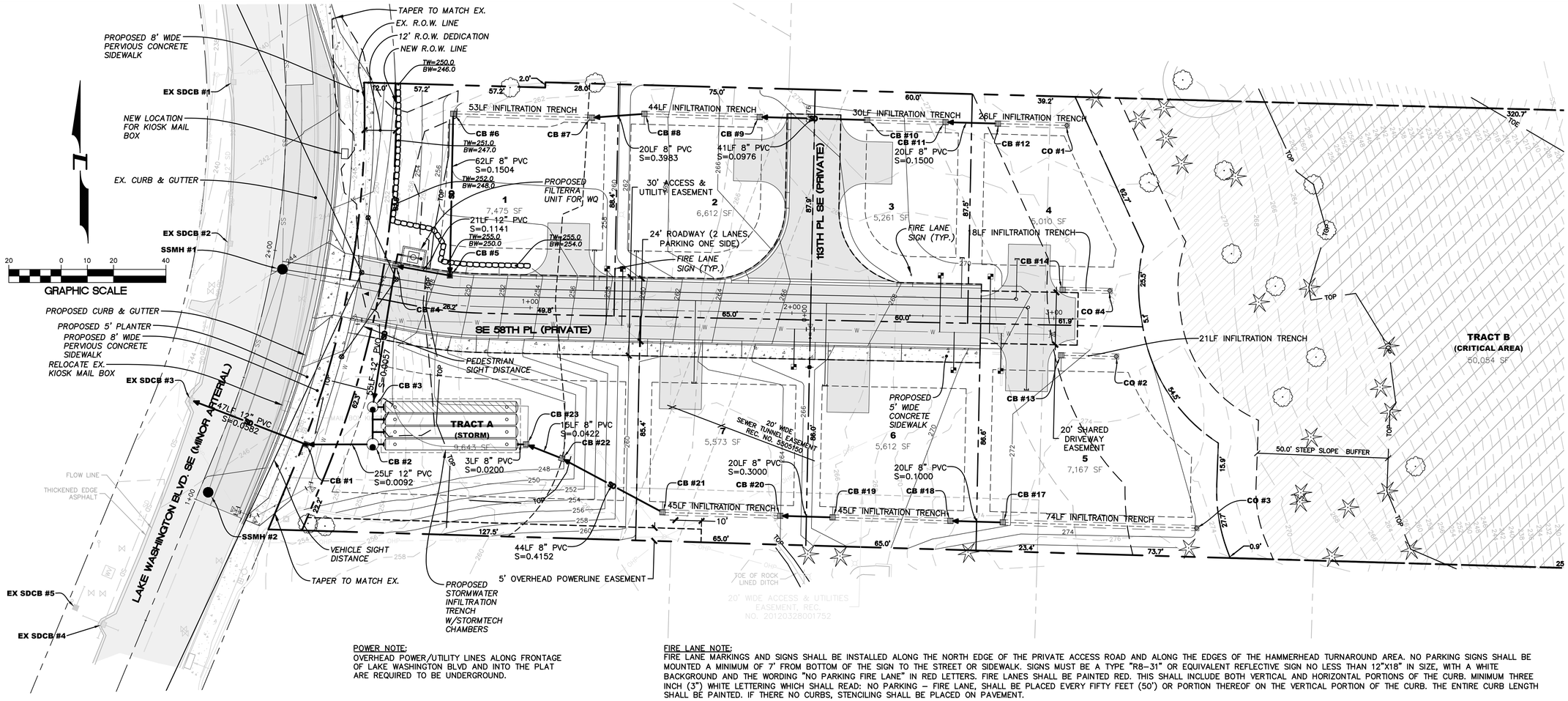
PANG SHORT PLAT

PO BOX 265
MEDINA, WA 98039

TEMPORARY EROSION CONTROL PLAN

SEC 12 TWP 24 RGE 5 | SHT 02 OF 05

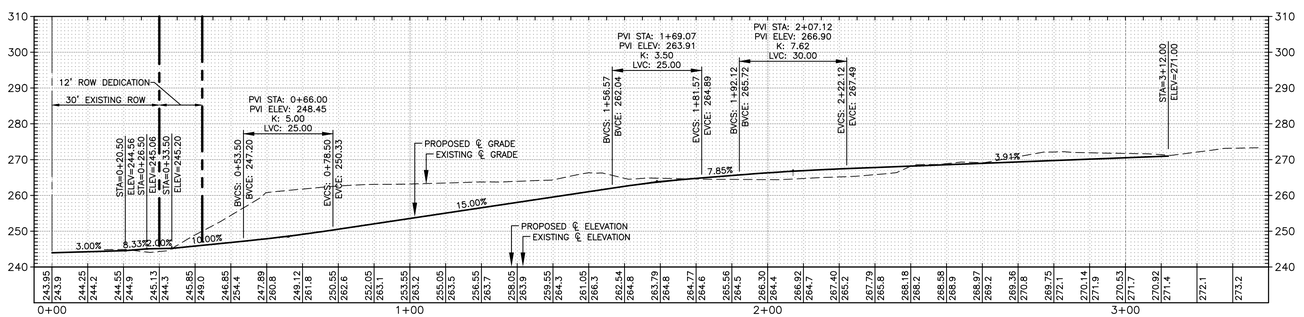
FILENAME: P:\LDD\17065 PANG SHORT PLAT\DWG\17065TE01.DWG



STRUCTURE NAME	STRUCTURE DETAILS
CB #1 TYPE I	RIM = 246.47 INV(IN) = 243.27 (12" PVC E) INV(OUT) = 243.20 (12" PVC W)
CB #2 TYPE II – 54" DIA	RIM = 248.00 INV(IN) = 243.50 (12" LCPE N) INV(IN) = 243.50 (12" LCPE E) INV(OUT) = 243.50 (12" PVC W)
CB #3 TYPE II – 54" DIA	RIM = 248.39 INV(IN) = 243.50 (12" PVC N) INV(IN) = 243.50 (24" LCPE E) INV(OUT) = 243.50 (12" LCPE S)
CB #4 TYPE I	RIM = 246.24 INV(IN) = 243.81 (12" PVC E) INV(OUT) = 243.81 (12" PVC S)
CB #5 TYPE I	RIM = 248.65 INV(IN) = 246.22 (8" PVC N) INV(OUT) = 246.22 (12" PVC W)
CB #6 TYPE I	RIM = 258.00 INV(IN) = 255.50 (6" PVC E) INV(OUT) = 255.50 (8" PVC S)
CB #7 TYPE I	RIM = 258.00 INV(IN) = 255.50 (8" PVC E) INV(IN) = 256.00 (6" PVC S) INV(OUT) = 255.50 (6" PVC W)
CB #8 TYPE I	RIM = 266.00 INV(IN) = 263.50 (6" PVC E) INV(IN) = 263.50 (6" PVC S) INV(OUT) = 263.50 (8" PVC W)
CB #9 TYPE I	RIM = 267.00 INV(IN) = 263.50 (8" PVC E) INV(OUT) = 263.50 (6" PVC W)
CB #10 TYPE I	RIM = 269.50 INV(IN) = 267.50 (6" PVC E) INV(OUT) = 267.50 (8" PVC W)
CB #11 TYPE I	RIM = 272.50 INV(IN) = 267.50 (8" PVC E) INV(IN) = 267.50 (6" PVC S) INV(OUT) = 267.50 (6" PVC W)
CB #12 TYPE I	RIM = 273.00 INV(IN) = 270.50 (6" PVC E) INV(IN) = 270.50 (6" PVC S) INV(OUT) = 270.50 (8" PVC W)
CB #13 TYPE I	RIM = 271.00 INV(IN) = 267.80 (6" PVC E) INV(IN) = 269.00 (6" PVC S)
CB #14 TYPE I	RIM = 270.80 INV(IN) = 267.80 (6" PVC E) INV(IN) = 269.00 (6" PVC N)
CB #17 TYPE I	RIM = 273.18 INV(IN) = 270.50 (6" PVC E) INV(IN) = 270.50 (6" PVC N) INV(OUT) = 270.50 (8" PVC W)
CB #18 TYPE I	RIM = 271.00 INV(IN) = 268.50 (8" PVC E) INV(OUT) = 268.50 (6" PVC W)
CB #19 TYPE I	RIM = 271.00 INV(IN) = 268.50 (6" PVC E) INV(IN) = 268.50 (6" PVC N) INV(OUT) = 268.50 (8" PVC W)
CB #20 TYPE I	RIM = 265.00 INV(IN) = 262.50 (8" PVC E) INV(OUT) = 262.50 (6" PVC W)
CB #21 TYPE I	RIM = 265.00 INV(IN) = 262.50 (6" PVC E) INV(IN) = 262.50 (6" PVC N) INV(OUT) = 262.50 (8" PVC NW)
CB #22 TYPE I	RIM = 248.00 INV(IN) = 244.40 (8" PVC SE) INV(OUT) = 244.30 (8" PVC W)
CB #23 TYPE I	RIM = 248.00 INV(IN) = 243.68 (8" PVC E) INV(OUT) = 243.58 (8" PVC W)
CO #4 CLEANOUT	RIM = 270.80 INV(OUT) = 267.80 (6" PVC W)

STRUCTURE NAME	STRUCTURE DETAILS
EX SDCB #1	RIM = 240.18 INV(IN) = 235.78 (12" EX CPEP N) INV(OUT) = 235.88 (12" EX CPEP S)
EX SDCB #2	RIM = 243.07 INV(IN) = 238.04 (12" EX CPEP N) INV(OUT) = 238.04 (12" EX CPEP S)
EX SDCB #3	RIM = 245.02 INV(IN) = 240.47 (12" EX CPEP N) INV(IN) = 240.47 (12" PVC E) INV(OUT) = 240.47 (12" EX CPEP S)
EX SDCB #4	RIM = 246.45 INV(IN) = 241.90 (12" EX CPEP N) INV(IN) = 241.85 (6" EX PVC W) INV(IN) = 242.70 (8" EX PVC E) INV(OUT) = 241.90 (12" EX CPEP S)
EX SDCB #5	RIM = 246.83 INV(OUT) = 244.93 (8" EX PVC N)

STRUCTURE NAME	STRUCTURE DETAILS
CO #1 CLEANOUT	RIM = 273.00 INV(OUT) = 270.50 (6" PVC W)
CO #2 CLEANOUT	RIM = 271.00 INV(OUT) = 267.80 (6" PVC W)
CO #3 CLEANOUT	RIM = 273.35 INV(OUT) = 270.50 (6" PVC W)



SITE ACCESS PROFILE
SCALE: 1"=20'

POWER NOTE:
OVERHEAD POWER/UTILITY LINES ALONG FRONTAGE OF LAKE WASHINGTON BLVD AND INTO THE PLAT ARE REQUIRED TO BE UNDERGROUND.

FIRE LANE NOTE:
FIRE LANE MARKINGS AND SIGNS SHALL BE INSTALLED ALONG THE NORTH EDGE OF THE PRIVATE ACCESS ROAD AND ALONG THE EDGES OF THE HAMMERHEAD TURNAROUND AREA. NO PARKING SIGNS SHALL BE MOUNTED A MINIMUM OF 7' FROM BOTTOM OF THE SIGN TO THE STREET OR SIDEWALK. SIGNS MUST BE A TYPE "R8-31" OR EQUIVALENT REFLECTIVE SIGN NO LESS THAN 12"X18" IN SIZE, WITH A WHITE BACKGROUND AND THE WORDING "NO PARKING FIRE LANE" IN RED LETTERS. FIRE LANES SHALL BE PAINTED RED. THIS SHALL INCLUDE BOTH VERTICAL AND HORIZONTAL PORTIONS OF THE CURB. MINIMUM THREE INCH (3") WHITE LETTERING WHICH SHALL READ: NO PARKING – FIRE LANE, SHALL BE PLACED EVERY FIFTY FEET (50') OR PORTION THEREOF ON THE VERTICAL PORTION OF THE CURB. THE ENTIRE CURB LENGTH SHALL BE PAINTED. IF THERE NO CURBS, STENCILING SHALL BE PLACED ON PAVEMENT.

VARIATIONS TO FIRE LANES MARKINGS MAY BE APPROVED WHEN IN THE OPINION OF THE FIRE CODE OFFICIAL THE PROPOSED SIGNAGE AND MARKINGS ACHIEVE THE SAME OUTCOME. THE FIRE CHIEF RETAINS THE RIGHT TO REVOKE THE VARIATIONS FOR CAUSE.

THE FIRE LANE SHALL BE MARKED AND SIGNED IN ACCORDANCE WITH IFC 503.3. SEE PUBLIC INFORMATION HANDOUT F-11.

TREE RETENTION NOTES:
1. ALL EXISTING SIGNIFICANT TREES IMMEDIATELY ADJACENT TO THE SOUTH PROPERTY LINE WITHIN THE BUILDING SETBACK AREA OF THE PROPOSED LOTS SHALL BE EVALUATED BY AN ARBORIST TO DETERMINE IF THEY CAN BE RETAINED AND ALLOW FOR PLAT INFRASTRUCTURE TO BE INSTALLED AND CONSTRUCTION OF ALLOWED HOMES TO OCCUR. IF IT IS DETERMINED THAT THESE TREES NEED TO BE REMOVED, THE ARBORIST SHALL ALSO DETERMINE IMPACTS ON NEIGHBORING TREES OFF-SITE WITHIN THE VICINITY OF THOSE TREES TO BE REMOVED. ANY OFF-SITE FENCING IMPACTED DUE TO ANY TREE REMOVAL SHALL BE REPLACED TO EXISTING CONDITION.
2. DEVELOPER TO RETAIN EXISTING TREES WITHIN THE BUILDING SETBACK AREAS WHERE FEASIBLE.

UTILITY GRID # _____

NO	DATE	BY	APPR	REVISIONS
1	6-20	DRD	GAD	REVISED PER CITY COMMENTS

Pacific Engineering Design, LLC
Civil Engineering and Planning Consultants
15445 53RD AVE. S.,
SEATTLE, WA 98188
PHONE:
(206) 431-7970
WEB SITE:
PACENG.COM

Approved By

DESIGNED BY	DATE
AJL/ENM	
DRAWN BY	DATE
CHECKED BY	DATE

PANG SHORT PLAT

PO BOX 265
MEDINA, WA 98039

GRADING AND DRAINAGE

SEC 12 TWP 24 RGE 5 | SHT 03 OF 05

FILENAME: P:\LDD\17065 PANG SHORT PLAT\DWG\17065GR01.DWG


LEGEND (TRACT A):
THUJA PLICATA 'HOGAN'/WESTERN RED CEDAR/MIN. 6'-0" HGT.
PSUEDOTSUJA MENZIESII/DOUGLAS FIR/MIN. 6'-0" HGT.
ACER CIRCINATUM/VINE MAPLE/MIN. 1-1/2" CALIPER
SHRUBS/GROUND COVER
• OCEANSPRAY, EVERGREEN HUCKLEBERRY, WESTERN SWORDFERNS @5'-0" O.C.
• SALAL, CREEPING MAHONIA @ 24" O.C.
LEGEND (BUFFER PLANTING PLAN PER 1,000 SQ-FT):
WESTERN RED CEDAR/DOUGLAS FIR (5 TOTAL)
PACIFIC DOGWOOD (2 TOTAL)
RED ELDERBERRY (9 TOTAL)
SNOWBERRY (18 TOTAL)
EVERGREEN HUCKLEBERRY (18 TOTAL)
SALAL/1-GAL (PROVIDE 5 PER TREE)
20 0 10 20 40
GRAPHIC SCALE
EX. R.O.W. LINE
12' R.O.W. DEDICATION
NEW R.O.W. LINE
20' WIDE SEWER TUNNEL EASEMENT REC. NO. 5505150
TYPICAL BUFFER PLANTING PLAN PER 1,000 SQ-FT (SEE LEGEND ABOVE FOR BUFFER PLANTING REQUIREMENTS)
PROPOSED SEWER STUB (TYP)
1
7,475 SF
30' ACCESS & UTILITY EASEMENT
2
6,612 SF
24' ROADWAY (2 LANES, PARKING ONE SIDE)
113TH PL SE (PRIVATE)
PROPOSED FH. (TYP)
3
5,261 SF
PROPOSED WATER METER (TYP)
4
5,010 SF
SSMH #1
UTILITY PAINT MARKED "UNLOCATEABLE IN THIS BOX"
PROP 8" D.I. WA
SE 58TH PL (PRIVATE)
TOP OF SLOPE= TOP OF STREAM BANK
65' REDUCED STREAM SLOPE BUFFER
TRACT B
(CRITICAL AREA)
50,054 SF
LAKEHURST CREEK
TOP OF STEEP SLOPE
PROP 8" D.I. WA
TRACT A
(STORM)
PROPOSED WATER METER (TYP)
7
5,573 SF
PROPOSED SEWER STUB (TYP)
6
5,612 SF
20' SHARED DRIVEWAY EASEMENT
10' REDUCED BSBL
5
7,167 SF
50" STEEP SLOPE BUFFER
20' SLOPE BSBL (BY CODE)
100' STREAM BUFFER (BY CODE)
LAKE WASHINGTON BLVD. SE (MINOR ARTERIAL)
WATER BLOW OFF
WATER VAULT
SSMH #2
CONNECT TO EX WA MAIN
5' OVERHEAD POWERLINE EASEMENT
SEE LEGEND ABOVE FOR TRACT A PLANTING REQUIREMENTS
20' WIDE ACCESS & UTILITIES EASEMENT REC. NO. 20120328001752
ALL EXISTING TREES WITHIN BUFFER TO REMAIN (CREDIT FOR EXISTING TREES CAN BE APPLIED TOWARD NEW TREES WITHIN TYPICAL BUFFER PLANTING PLAN)

UTILITY GRID #

NO	DATE	BY	APPR	REVISIONS
1	6-20	DRD	GAD	REVISED PER CITY COMMENTS

Pacific Engineering Design, LLC
Civil Engineering and Planning Consultants
15445 53RD AVE. S., SEATTLE, WA 98188
PHONE: (206) 431-7970
WEB SITE: PACENG.COM

GREG A. DIENER, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER, 18612, 06/08/2020

Approved By

DESIGNED BY AJL/ENM DATE
DRAWN BY DATE
CHECKED BY DATE

PANG SHORT PLAT

PO BOX 265
MEDINA, WA 98039

COMPOSITE UTILITY + LANDSCAPE PLAN

SEC 12 TWP 24 RGE 5 SHT 04 OF 05

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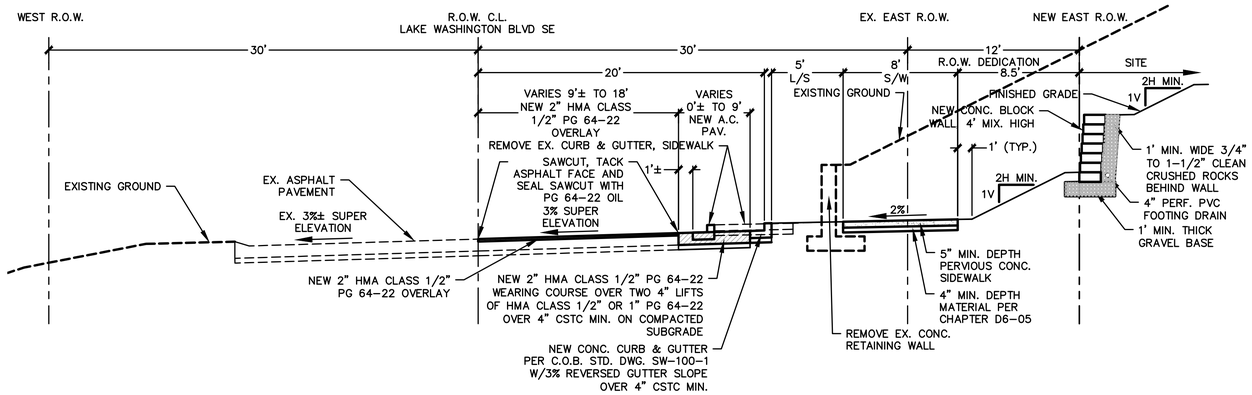
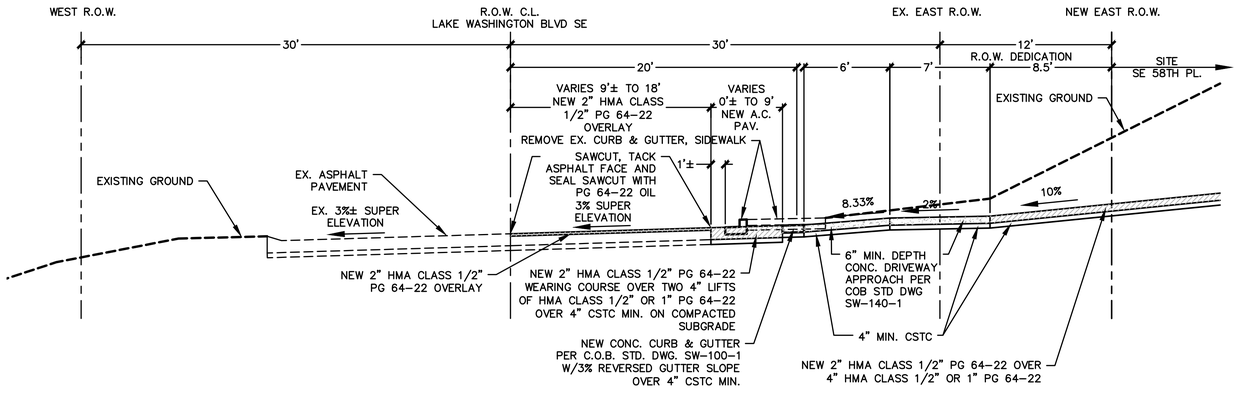
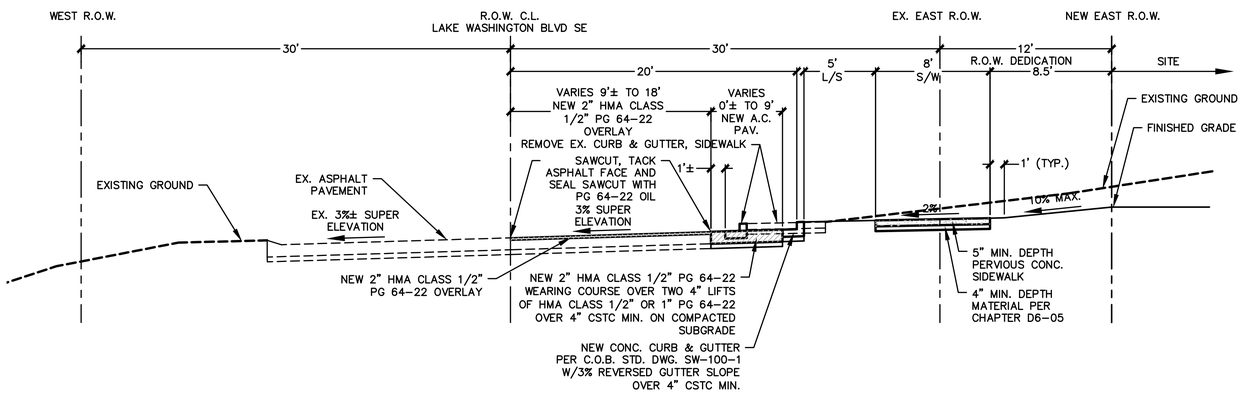


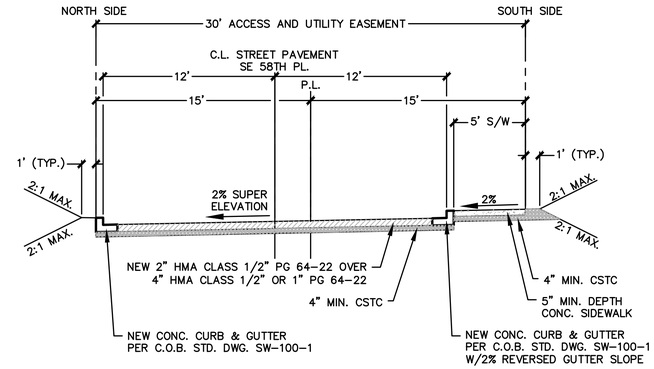
TYPICAL CROSS SECTION LAKE WASHINGTON BLVD SE
(NORTH OF SITE ENTRANCE DRIVEWAY APPROACH)
NOT TO SCALE

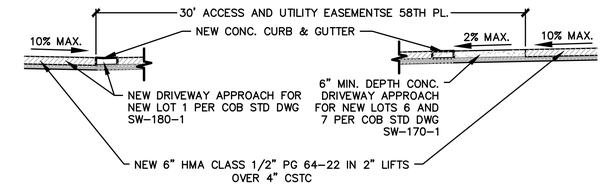


TYPICAL CROSS SECTION LAKE WASHINGTON BLVD SE
(AT SITE ENTRANCE DRIVEWAY APPROACH)
NOT TO SCALE

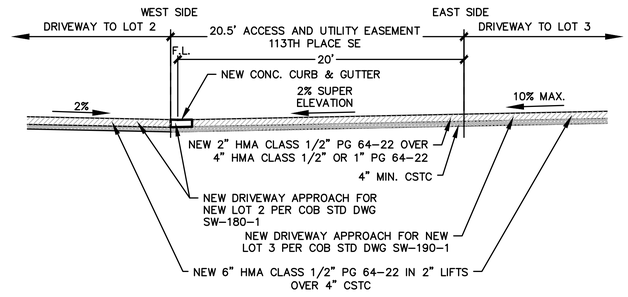


TYPICAL CROSS SECTION LAKE WASHINGTON BLVD SE
(SOUTH OF SITE ENTRANCE DRIVEWAY APPROACH)
NOT TO SCALE

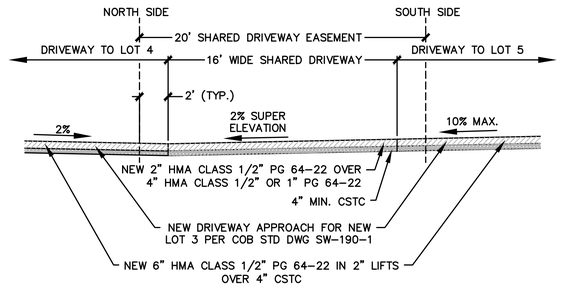




TYPICAL CROSS SECTION MAIN ACCESS ROAD SE 58TH PLACE
NOT TO SCALE



TYPICAL CROSS SECTION HAMMERHEAD TURNAROUND
113TH PLACE SE (AT DRIVEWAYS TO LOTS 2 AND 3)
NOT TO SCALE

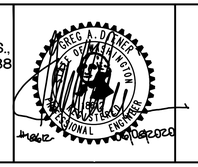


SHARED DRIVEWAY AND DRIVEWAYS TO LOTS 4 AND 5
NOT TO SCALE

UTILITY GRID # _____

NO	DATE	BY	APPR	REVISIONS
1	6-20	DRD	GAD	REVISED PER CITY COMMENTS

Pacific Engineering Design, LLC
Civil Engineering and Planning Consultants
15445 53RD AVE. S.,
SEATTLE, WA 98188
PHONE:
(206) 431-7970
WEB SITE:
PACENG.COM



Approved By

DESIGNED BY AJL/ENM DATE
DRAWN BY DATE
CHECKED BY DATE

PANG SHORT PLAT

PO BOX 265
MEDINA, WA 98039

ROADWAY AND DRIVEWAY CROSS SECTIONS

SEC 12 TWP 24 RGE 5 | SHT 05 OF 05

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